

RESIDENT ADVISORY COMMITTEE

KCHA – Snoqualmie Room

■ May 20, 2015

■ 5:00 PM – 6:30 PM

Members Present: Teresa Anderson, Sharon Bosteder, Lillie Clinton, Paula Danielson, Koffi Hoto, Elsie Linebarger, David Madison, Noke Phoumkeo, TerryLynn Stewart, Eugene Young, Ludmila Kacherovskaya, Rose McCoo, Mary Mangrum, Elizabeth Miller, Cindy Ference Via Phone.

KCHA Staff: Bill Cook, Shawli Hathaway, Judi Jones, Tiffany Ngo, Rickie Robinson, Aika Lendrum

KEY POINTS DISCUSSED

| NO. | TOPIC | HIGHLIGHTS |
|-----|---------------------------------------|--|
| 1 | Welcome, Introductions, Review Notes | <ul style="list-style-type: none"> April 16, 2014 notes were approved North and South. |
| 2 | Proposed Public Housing Lease Changes | <ul style="list-style-type: none"> Judi discussed proposed changes HUD rules require that the revised lease be sent to all KCHA Public Housing residents who then have thirty days to submit comments in writing to KCHA |
| 3 | Other Items | <ul style="list-style-type: none"> RAC meeting schedule will be discussed soon and then communicated to RAC members once it has been established |

Welcome and Introductions – Rickie Robinson welcomed everyone to the meeting. Introductions were made around the room.

April 16, 2015 Notes – Approved North and South Notes. TerryLynn requested that she get both sets of notes from South and North meetings because of her role on the Board of Commissioners.

Proposed Public Housing Lease Changes and corrections – Judi Jones

- Rental Amount
 - Page J1, second Paragraph.
 - Reduce the amount of forms you have to sign each year.
 - Lease form does not apply to Project base and section 8 programs.

Overview

- Adding clarification about bed bugs
- Rent Policy
- Bulk of page one single lease form rent policy changes made in '08 '09- incorporating it into a single lease form.
- **Use and Occupancy**
 - Page J2, section 2
 - Cancel lease for occupant-if a tenant develops a physical or mental impairment that can't be resolved. – And it creates hazard in the unit (reasonable accommodation can apply)

- For example forgetful tenant doesn't turn off stove, creates a fire hazard, tenant won't accept other options (Live-in-Aid), therefore the lease will be terminated to protect the other residents.

Cindy-Asked How will you know if the Resident that a resident has an impairment and how will you document that?

Response: Document the Hazards reported numerous occurrences. (Activities have to of occurred to violate lease therefore, terminate the lease)

- **Termination of the Lease (Good Cause)**

- Page J2, section #3A
 - Work with school districts and Families to ensure their children are attending school to receive best education as possible.
 - Students remain in school, Success rate, higher rate they won't become a public housing resident in the future.

Comments:

Lillie asked- What if the Child has a learning disability or mental issue?

Response: Provide tools and programs to support the families. Find a resolution, steps to ensure an education. File an IEP.

Tammy- Mentioned Online Schooling for children who don't fit into regular Public School. k-12 school from home to meet the curriculum. And Parents should provide documentation showing children are attending school at Home.

- **Redetermination of Rent, Dwelling Size and Eligibility**

- Page J3-4 Section #5 A-D Deals with Rent policy changes

No Questions or Comments.

- **Tenants Responsibilities in Occupancy**

- Page J4 (J12 big font) Section #6B
 - Clarifies you won't commit any fraud or misrepresentation in connection with any federal, state or local housing assistant programs. (Added state or local because of Expanding programs).

- **Chronic Rent Delinquency**

- Page J4 (J12) Section #6C

Comments:

- **Lillie**- mentioned the mail has been delinquent and getting worse.
- **Response:** Not extending the due date 7th, Run rent late notices on the 10th.
- Monitoring areas that have been getting mail late to see why it's happening.

Solutions- Changing property software, online payments, Auto Payments via Checking Acc.

- **Maintaining Clean and Sanitary Condition of the Unit**

- Page J5 Section #6H (**New Item**)
 - Clean and sanitary condition of the unit, Unit won't attract pest or cause offensive odors and health and safety of any residents in the building or community.

Comments:

- **Cindy**- Who determines if the odor is offensive?

- Common complaint people leave their doors ajar after they cook, incents, smoke
- **Response: Judy-Example** Not taking garbage out as often especially during the summer
 - Repeated notices to the resident
 - Causes Odors and endanger Health and safety of **other residents**.

Cindy-Are you committed to this wording?

Bill-Multiple complaints (5 residents have made a complaint) towards a resident.

Mary- around the area, tenants leaving trash around the area, feeding rodents (maintain health of area not just inside the unit) common areas.

Solutions: Work with the residents. Tammy mentioned Air flow in the hall ways, Air purifier.

- **Maintenance/Damages**

- Page J5 Section #6 (3i)
 - Maintenance- upkeep of smoke detectors- don't tamper with them and maintain the ones in your unit, responsibility of the tenant is to let KCHA that the batteries need to be changed.
- Page J5 Section #6 (4i)
 - Report any damages of the unit. Dripping faucets, toilets, drains. Bed bugs, Infestation of other bugs.
 - Do not let problem get out of hand.
- Page J5 Section #6 J
 - (Regarding charges) Attorney Fees (added), serve resident with eviction has to pay the legal fees in result of the eviction.
 - Maintenance charge schedule- Can get from the property manager
 - Contact manager if you feel like you shouldn't have been served.

Comments:

- Papers should not be on the resident's door for everyone to see (privacy) proper posting of a notice, per state law.
- Notices have been sent out, and rent by tenant was paid on time.

Solutions: Ideas from Residents use words such as "URGET, IMPORTANT" ...red stamp?

Send out state law "how to post notices" for next meeting

- **Vehicles and Parking**

- Page J5 Section #6N
 - No parking in fire lanes, vehicles will be towed at Owner's expense, will be enforced.

- **Pets**

- Page J5 Section #6O
 - Residents must keep pet on a leash and **under control** in common areas.

Comments:

- Problems regarding Pets from the development, please contact your property manager.
- **Cindy** doesn't approve of the language- "requiring service animals to be leash, person does not need animal on leash as long as animal is under control. Can't require.....Please look at state law and get copy"

- What if a Visitor brings pets or a pet?

Response: we expect visitors to not bring their pets, get approved by lease and property manager.

- **Fire Safety/Precautions**

- Page J5 Section P (1)

No Comments

- **Aerials and Antennas**

- Page J5 Section S
 - Dish and antennas being installed have to be approved by landlord in writing.

- **Smoking in Public Areas**

- Page J6 Section V
 - No smoking within 25 feet from the building.
 - Abide by requirements if different elsewhere.

Comments:

Make designated areas for smokers.

- **Transfer**

- Page J6 Section W
 - Housing Authority can require you to move to a different unit.
 - Tenant signs an agreement.
 - Tenant will be moved to a different unit elsewhere.

- **Energy Conservation**

- Page J6 Section X
 - Ensure all Residents cooperate with energy conservation, recycling, and environmental incentives made by KCHA.
 - Recycling gets into the proper place.

Comments:

Cindy- Opposed of this being in the lease. Asks, "How will this be enforced? If it can't be enforced, shouldn't be in the lease."

Other Items/Requests:

- Children coming out to play during the summer, get signs for the properties.
- Contact Judy with any questions, comments or concerns.